



REQUIREMENTS FOR STATE LICENSED FACILITIES WITH MORE THAN SIX AMBULATORY CLIENTS R-4 OCCUPANCY

DATE: March 27, 2013

INFORMATION BULLETIN: G-11-001

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There are requirements set forth by California Code of Regulations (CCR), 2010 California Fire Code (CFC) and 2010 California Building Code (CBC). The above referenced sections from the California Building Code (CBC) are defined as follows:

R-4 - Residential licensed facilities accommodating more than six (6) ambulatory clients, excluding staff. Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than six (6) ambulatory clients. This occupancy classification may include a maximum six nonambulatory or bedridden clients.

The City of Riverside Fire Department will approve your license only when these requirements have been met.

Construction:

- A. Group R-4 occupancies seven or more nonambulatory clients are housed above the first story and there is more than 3,000 square feet of floor area above the first story or housing more than 16 clients above the first story shall be constructed of not less than 1-hour fire-resistance-rated construction throughout. (CBC, Section 425.3.3)
- B. Group R-4 occupancies housing nonambulatory elderly clients (60 years of age or more) shall be of not less than 1-hour fire-resistive-rated construction throughout. (CBC, Section 425.3.4)
- C. Group R-4 occupancies licensed as a Residential Care Facility (RCF) with individual floor areas over 6,000 square feet per floor, shall be provided with smoke barriers, constructed in accordance with the CBC, Section 710.

Fire Sprinkler Systems

- A. Group R-4 occupancies. A National Fire Protection Association (NFPA) 13R automatic sprinkler system shall be installed. (CBC, Section 425.7.1)

Smoke Alarms

- A. Group R-4 occupancies single- or multiple-station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
 - 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - 2. In each room used for sleeping purposes.
 - 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (CFC, Section 907.2.11.2)
- B. Group R-4 occupancies where more than one smoke alarm is required to be installed within an individual dwelling unit the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CBC, Section 907.2.11.3)
- C. Group R-4 occupancies housing hearing impaired persons in protective social care facilities shall be provided with notification appliances in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarm. (CBC, Section 907.9.1.5)

Fire Alarm System

- A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in Group R-4 occupancies. (CBC, Section 907.2.10) See code section for all exceptions.
- B. An automatic smoke detection system that activates the occupant notification system in accordance with section 907.6 shall be installed in corridors, waiting area open to corridors and habitable spaces other than sleeping units and kitchens. (CFC, Section 907.2.10.2) See code section for all exceptions.

Exits

- A. Group R-4 occupancies shall have a minimum of two exits. (CBC, Section 425.8.2.1)
- B. Egress through adjoining dwelling units shall not be permitted. (CBC, Sections 425.8.3 & 425.8.3.1)
- C. Means of egress shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purposes. Except kitchens that do not form separate rooms by construction. (CBC, Section 425.8.3.4)

Doors:

- A. The minimum width of each door opening shall be 32 inch clear width. The door may be required to be greater in width to accommodate the passage of a wheel chair, portable bed or any other items/equipment used for assistance for a client. (CBC, Section 1008.1.1)

Corridors:

- A. Unless specified by Section 425.8.4, corridors serving R-4 occupancies shall comply with Section 1018.1. (CBC, Section 425.8.4)
- B. Section 1018.1, Table 1018.1 corridor fire-resistive rating for Group R-4 occupancy with greater than 10 occupants shall be one hour with a fire sprinkler system. (2010 CBC)
- C. The minimum clear width of a corridor shall be as follows:
 - 1. Group R-4 occupancies shall have 44 inches on floors housing clients. (CBC, Section 425.8.4.2)

Exceptions:

- a. Corridors serving an occupant load of 10 or less shall not be less than 36 inches in width.
- b. Corridors serving ambulatory persons only and having an occupant load of 49 or less shall not be less than 36 inches in width.
- c. Group R-4 occupancies shall have 36 inches on floors housing clients.

Fences and gates

- 1. Grounds of a residential care for the elderly serving Alzheimer's clients may be fenced and gates therein equipped with locks, provided safe dispersal area are located not less than 50 feet from the building. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. (CBC, Section 425.8.8)

Some helpful definitions:

Residential Care Facility for the Elderly (elderly client) – Persons 60 years or over. (CBC, Section 310)

Dwelling – A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes. (CBC, Section 202)

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. (CBC, Section 202)

Protective Social Care – Is the housing and care of any age when such person is referred to or placed within such home or facility for care and supervision services by any governmental agency. (CBC, Section 202)

Care and Supervision – Any one or more of the following activities provided by a person or facility to meet the needs of the client:

Assistance in dressing, grooming, bathing and other personal hygiene

Assistance with taking medication

Central storing and/or distribution of medications

Arrangement of and assistance with medical and dental care

Maintenance of house rules for the protection of clients

Supervision of client schedules and activities

Maintenance and/or supervision of client cash resources or property

Monitoring food intake or special diets

Providing basic services required by applicable law and regulation to be provided by the licensee in order to obtain and maintain a community-care facility license